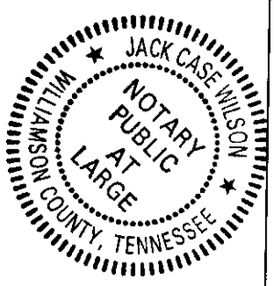
WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/03/03 09:52 2pgs
Fees:13.00 Taxes:592.00

20031103-0160678

B-3788

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aram Moayedi	Bank of America Mtg	159-00-0 019.00
(NAME)	(NAME)	
5661 Granny White Pike	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Baltimore, MD 21297-1404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Hiram Fahey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aram Moayedi and wife, Afsaneh Moayedi, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Seventh Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point where the centerline of Old Hickory Boulevard and the center line of Granny White Pike intersects and running thence with the center of Granny White Pike North 2 degrees 30 minutes West 290.8 feet to a point; thence North 2 degrees 45 minutes East 159.2 feet to a point in the center of said Pike; thence leaving said Pike North 72 degrees 45 minutes West 500 feet to a stake; thence South 43 degrees 44 minutes East 402.7 feet to a stake; thence South 33 degrees 03 minutes East 365.6 feet to the point of beginning.

Included in this description but expressly excluded from this conveyance is the following portion of property which was conveyed to Metropolitan Government of Nashville and Davidson County Tennessee by Warranty Deed of record in Instrument Number 20010731-0080801, said Register's Office.

Beginning at the point of intersection of the intersection of the existing wet margin of Granny White Pike and the south boundary of the Herbert Neil Cope, etux property; thence with said existing west margin (1) having a curve left and southerly 219' more or less (2) southerly 162' more or less to a point; thence with the existing northwest margin of SR 254 having a curve right and southwesterly 27' more or less to a point; thence with the northeast boundary of the Donald L. Maloney, etux property North 30 degrees 49' 28" West 55.41' to a point, said point being 54.295' left of Granny White Pike proposed centerline station 30+554.634; thence with the proposed west margin of Granny White Pike (1) having a 43.27' radius curve left and northerly 9.44; (2) North 06 degrees 40' 05" East 62.74' (3) North 02 degrees 51' 13" West 69.48 (4) having a 1902.98' radius curve right and northerly 225.13' to a point, said point being 35.722' left of Granny White Pike proposed centerline station 30+664.672; thence with said South boundary South 69 degrees 07' 03" East 19.76' to the point of beginning.

Being part of the same property conveyed to Richard Hiram Fahey and wife, Donna Ruth Fahey by Quitclaim Deed dated March 9, 1982, of record in Book 5859, Page 696, Register's Office for Davidson County, Tennessee and to Richard Hiram Fahey as the only heir at law of Madge C. Davis.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Richard M Fahey executes this Warranty Deed for and on behalf of Richard Hiram Fahey, pursuant to a Power of Attorney recorded of record in Instrument No. 20030115-0006765, Register's Office Davidson County, Tennessee.

Donna Ruth Fahey is deceased.

unimproved ☐

This is improved ☒ property, known as 5661 Granny White Pike, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of October, 2003.

Richard Hiram Fahey
By: Richard M. Fahey, AIF

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard M. Fahey, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Richard Hiram Fahey, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Richard Hiram Fahey. Witness my hand and Notarial Seal this 17th day of October, 2003.

Notary Public

My Commission Expires: 6-6-2003

JEANNE ASHCRAFT
Notary Public, Wayne County, MI
Acting in Wayne Co., MI
My Commission Expires 6-6-2005

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027